

**GOVERNMENT OF TELANGANA**  
**ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential use zone - 1 (R1) to Manufacturing use zone for setting up "Corrugated Boxes Manufacturing Unit" (Green Category Unit) in Sy.No.22 (part) situated at Gosaiguda Village, Medchal Mandal, Ranga Reddy District, to an extent of Ac.01-00 Gts - Confirmation of Draft variation - Notification - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT**

**G.O.MS.No. 23**

**Dated: 07-01-2016**

**Read the following:-**

1. From the MC, HMDA, Hyderabad, Letter No.203196/MP1/Plg/HMDA/2015, Dt.20.09.2015.
2. Govt. Memo.No.11946/I1/2015-1, MA & UD (I1) Dept., Dated:03.11.2015.
3. From the MC, HMDA, Hyderabad, Letter No.203196/MP1/Plg/HMDA/2015, Dt.18.12.2015.
4. Govt. Letter No.11946/I1/2015-2, MA & UD (I1) Dept., Dated:29.12.2015.
5. From the MC, HMDA, Hyderabad, Letter No.203196/MP1/Plg/HMDA/2015, Dt.28.12.2015.

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**ORDER:**

The draft variation to the land use envisaged in the Notified MDP-2031 for Medchal and Qutubullapur mandal issued in Government Memo 2<sup>nd</sup> read above, was published in the extraordinary issue of the Telangana Gazette No.293, Part-I, dated 06.11.2015. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,52,810/- (Rupees two lakhs fifty two thousand eighty hundred and ten only) towards conversion charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette Dated:**13.01.2016**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use notified Metropolitan Development Master Plan for Medchal and Qutubullapur Mandal vide G.O.Ms.No.33, MA & UD Department, Dated:24.01.2013, as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.No.22 (Part), situated at Gosaiguda Village, Medchal (M), Ranga Reddy District to an extent of Ac.01-00 Gts which is presently earmarked for Residential use zone - 1 (R1), as per the Metropolitan Development Master Plan for Medchal and Qutubullapur

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Mandal, which was notified by the Government vide G.O.Ms.No.33, dt:24.01.2013 is designated as Manufacturing use zone for Green category only for setting up “Corrugated Box making Industry (Green Category unit) only” subject to the following conditions:

- 1) The applicant shall provide 3.0 mts or as per rules in force Green Buffer belt towards designated Residential use zone - 1 (R1) in order to segregate the Industrial activity.
- 2) The applicant has to hand over the Master plan road affected area to the local body through registered gift deed at free of cost, at the time of building permission.
- 3) In case of expansion or any change in manufacturing process, raw materials or products a fresh application shall be submitted.
- 4) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and in the G.O.Ms.No.33, dt.24.01.2013.
- 5) All the rules and regulations notified by the Ministry of Environment & Forests, Government of India shall be followed.
- 6) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- 7) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and in ULC aspects, if any litigations occurs, the CLU orders will be withdrawn without any notice.
- 8) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- 9) The CLU shall not be used as the sole reason for obtaining exemption from the provision of Urban land ceiling Act, 1976.
- 10) The CLU shall not be used as proof of any title of the land.

**SCHEDULE OF BOUNDARIES**

NORTH : Neighbour's land in Sy.No.22 part of Gosaiguda  
SOUTH : Neighbour's land in Sy.No.22, part of Gosaiguda  
EAST : Neighbour's land in Sy.No.22, part of Gosaiguda  
WEST : 22'0" wide existing B.T. surface road (Same road is proposed as 30.0 mts wide in the notified MDMP - 2031).

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.G. GOPAL  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery &  
Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Ranga Reddy District.  
Sf /Sc.

**//FORWARDED::BY ORDER//**

**SECTION OFFICER**